



**FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: Angelo Ventrone
DOCKET NO.: 18-01833.001-R-1
PARCEL NO.: 14-05-101-010

The parties of record before the Property Tax Appeal Board are Angelo Ventrone, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld and Associates, LLC in Chicago; and the Lake County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **no change** in the assessment of the property as established by the **Lake** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$36,040
IMPR.: \$233,453
TOTAL: \$269,493

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Lake County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2018 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject property consists of a two-story dwelling of wood siding construction with 4,572 square feet of living area. The dwelling was constructed in 2015. Features of the home include an unfinished basement, central air conditioning, a fireplace and has two attached garages with a total of 780 square feet of building area. The property has a 40,049 square foot site and is located in Hawthorn Woods, Ela Township, Lake County.

The appellant through counsel contend assessment inequity as the basis of the appeal. The subject's land assessment was not contested. In support of this argument the appellant submitted information on three suggested equity comparables located in the same neighborhood and within 0.11 of a mile from the subject property. The comparables were improved with two-story dwellings of wood siding exterior construction that range in size from 3,714 to 4,102 square feet of living area. The dwellings were built in 2015. Each comparable has an unfinished basement,

central air conditioning, one fireplace and a garage ranging in size from 693 to 818 square feet of building area. The comparables have improvement assessments that range from \$168,296 to \$180,543 or from \$44.01 to \$45.31 per square foot of living area. Based on this evidence, the appellant requested that the improvement assessment be reduced to \$204,932 or \$44.82 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$269,493. The subject property has an improvement assessment of \$233,453 or \$51.06 per square foot of living area. In support of its contention of the correct assessment the board of review submitted property record cards and a grid analysis on four suggested equity comparables located in the same neighborhood and within 0.098 of a mile from the subject property. The comparables were improved with two-story dwellings of brick or wood siding exterior construction ranging in size from 3,898 to 4,242 square feet of living area. The dwellings were built from 2009 to 2015. Each comparable has an unfinished basement, central air conditioning, one or three fireplaces and a garage ranging in size from 695 to 946 square feet of building area. Comparable #1 has an inground swimming pool and gazebo. The comparables have improvement assessments that range from \$215,614 to \$256,669 or from \$55.31 to \$60.51 per square foot of living area. Based on this evidence, the board of review requested that the assessment be confirmed.

Conclusion of Law

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted seven comparables for the Board's consideration. The Board gave less weight to the board of review comparable #1 as it has an inground swimming pool and gazebo unlike the subject property.

The Board finds the best evidence of assessment equity to be appellant's comparables along with the board of review comparables #2 through #4. These comparables have varying degrees of similarity in age, dwelling size and features. These comparables had improvement assessments that ranged from \$168,296 to \$224,197 or from \$44.01 to \$56.83 per square foot of living area. The subject's improvement assessment of \$233,453 or \$51.06 per square foot of living area falls within the range established by the best comparables in this record on a per square foot basis. Based on this record the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment is not justified.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Member



Member



Member



Member

DISSENTING: _____

CERTIFICATION

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: January 19, 2021



Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year or years of the same general assessment period, as provided in Sections 9-125 through 9-225, are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for such subsequent year or years directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.

PARTIES OF RECORD

AGENCY

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Angelo Ventrone, by attorney:
Robert Rosenfeld
Robert H. Rosenfeld and Associates, LLC
33 North Dearborn Street
Suite 1850
Chicago, IL 60602

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085